



## 49 Hardy Road, Norwich

OIEO £140,000 Leasehold

Ideally positioned just south-east of Norwich city centre, this well-presented ground-floor flat offers a smart layout, modern finishes, and convenient access to a wide range of local amenities. Whether you're stepping onto the property ladder, looking for a base close to the city, or seeking a low-maintenance investment, this one-bedroom home is a practical and appealing option. The Riverside area, Norwich train station, and a selection of independent shops, cafes, and leisure venues are all within easy reach, making this an excellent location for both everyday living and weekend enjoyment.



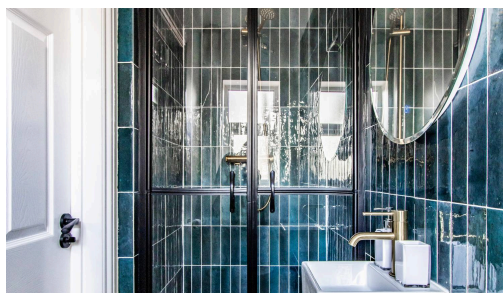
## Location

Hardy Road is ideally positioned to the east of Norwich city centre, offering a highly practical and accessible location. Just a short walk away, you'll find the lively Riverside Retail Park with its cinema, gym, major supermarkets, and popular food outlets. Norwich Train Station is also within easy reach, providing direct rail connections to London Liverpool Street and surrounding towns, making this an excellent choice for commuters. The nearby King Street and Prince of Wales Road areas offer a variety of cafés, bars, and cultural venues, while the historic Cathedral Quarter and riverside walking routes provide quieter escapes just minutes from your door. Families will appreciate the proximity to well-regarded schools, and drivers benefit from straightforward access to the A47 and A146 for journeys beyond the city.



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At the heart of the home is a bright dual-aspect living room, creating a welcoming space for relaxing or entertaining. The adjacent kitchen is neatly designed, with fitted units, an integrated oven and hob, and a distinctive angled window that brings in natural light.





The double bedroom includes a built-in cupboard for storage, along with direct access to a compact en-suite shower room. The en-suite is arranged efficiently with a shower, wash basin, and WC. A central entrance hall links all rooms and adds to the property's practical layout. Permit parking is available, and the apartment sits within a resident-friendly street that balances city access with a quieter, more residential feel.

### Agents Notes

We understand this property will be sold leasehold, with 995 years remaining on the lease.

Ground rent - N/A

Maintenance fee - £25/month

Connected to all main services. Council tax band - A

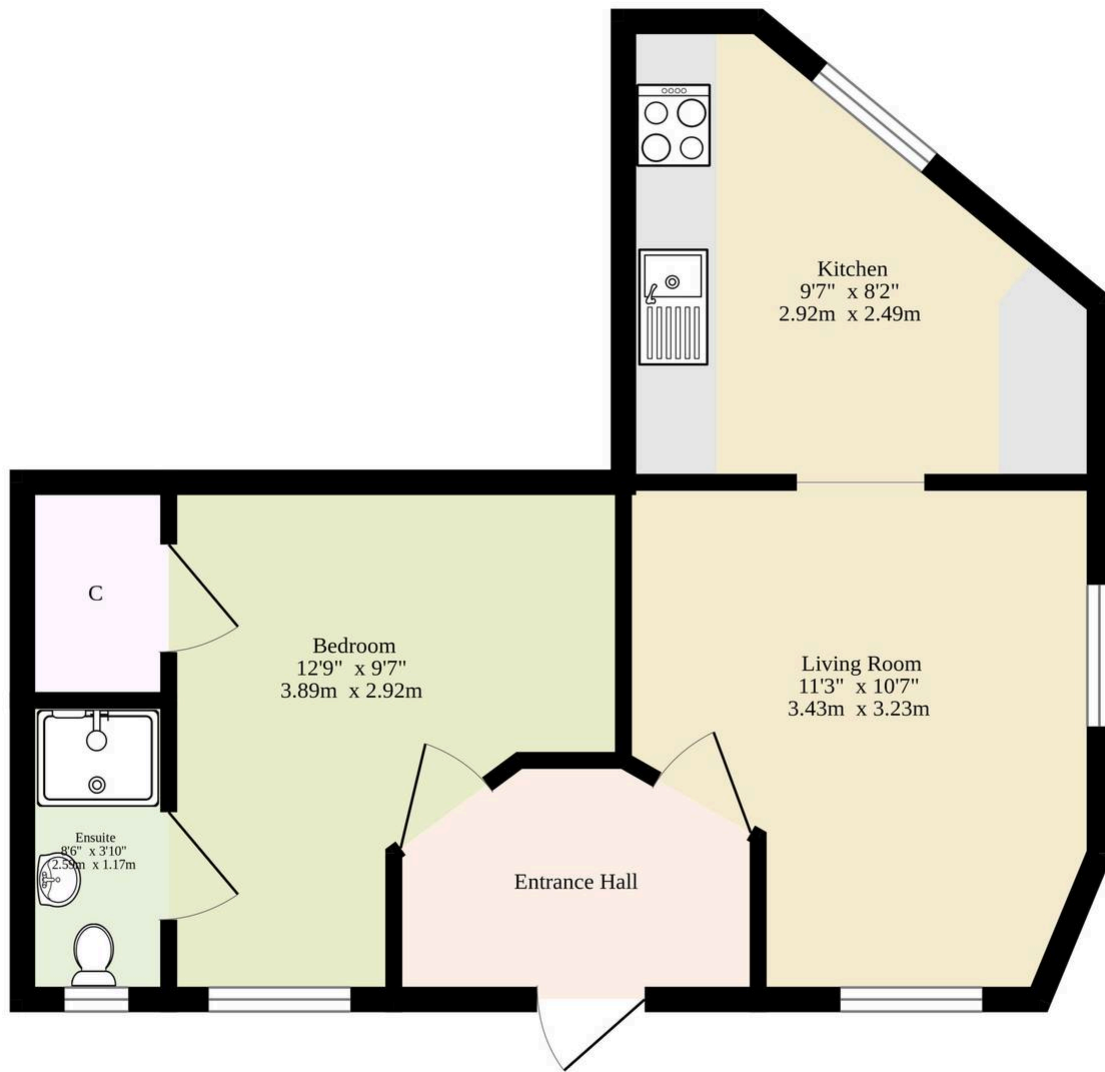
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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